



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES – P22-36

Application Type: ENV-Conditional Use Permit
Applicant(s): Unitil Granite State Gas Transmission
Owner(s): Unitil Granite State Gas Transmission
Location: Gerrish Road (Assessor's Map M, Lot 47-C)
Date: May 12, 2022

INTENT: Unitil will construct a pipeline inspection equipment (tool launcher/receiver) station. The location is based on the location in Unitil's pipeline network, and considering adjacent easements and topography. The project will cause approximately 3,500 square feet of wetlands impact that will be compensated by an impact mitigation fee paid to NHDES.

LOTS/UNITS PROPOSED: 6 Proposed 2 Existing

AGENDA ITEM #: 3

ACREAGE: 20.70± acres (total parcel)

ZONING DISTRICTS: R-12 Med-Density Residential
Zoning Districts & Wetlands Protection District

EXISTING LAND USE: Interstate natural gas transmission pipeline corridor easement

SURROUNDING LAND USE: Residential, Mobile Home Park, Stream and Wetlands, Utilities

ZBA ACTION: None

PERMITS REQUIRED:
- NHDES Wetlands;

WAIVERS REQUESTED:

ATTENDANCE:

Members:

Donna Benton, Planning
Natasha Kypfer, Zoning
Reid Amy, Business Development
Jim Maxfield, Fire/Inspection Services
Marn Speidel, Police
Jill Semprini, Engineering

Others:

Ken Mavrogeorge, City Engineer
Michael Asciola, Planning
Stephen G. Herzog, PWS, Wood Environment & Infrastructure Solutions, Inc.
Robert Schumrick, Unitil

PLAN REVIEW:

Planning:

- Add the following to plan set:
 - Owners of Record are:
Name
Street address
Municipality, State, Zip Code

Authorized Signature
 - Title reference for the project parcel(s) is the
Strafford County Registry of Deeds, Book No. ____,
Page No. ____.
 - Wetlands were delineated by
_____, Certified Wetlands
Scientist, Certification Number ____, in accordance
with Chapter 170-27.1 of the Zoning Ordinance, on
_____, 20 ____.
 - The limits of construction disturbance that are
located in or within the 50 ft. of Conservation and
Wetland Districts shall be staked, flagged and clearly
identified prior any earth disturbing activity occurs.
 - File # P22-36 to all sheets
 - Provide 2" x 2" PB Approval block to cover
 - The following federal and state permits have been
issued for the subject property: (*List permit type, number
and date of issuance.*)
 - Applicant shall complete Land Use Development
Tracking Form, most recently revised version,
utilizing the online Pollution Tracking and
Accounting Pilot Project (PTAPP) portal.
<https://www.unh.edu/unhsc/ptapp>

Police Department:

- Show neighborhood in plan set
- How does maintenance ops access site – through Polly Ann Park
- Remove Fran Torr's name from plan – no longer in ownership

Engineering:

- Show and identify City's easements on the plans.



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Application Type: ENV-Conditional Use Permit
Applicant(s): Unutil Granite State Gas Transmission
Owner(s): Unutil Granite State Gas Transmission
Location: Gerrish Road (Assessor's Map M, Lot 47-C)
Date: May 12, 2022

- Avoid installation of permanent structures within easements. City to provide easement document to Applicant.
- Show City's identification #s for the sewer manholes. City to provide SMH #s.
- The 21" ACP sewer is gravity and not a force main as indicated in the plans. There is an abandoned 16" force main near the 21" gravity.

Fire/Inspections Services:

- Dispatch to be provided with call back information – add signs with contact info at site

Business Development: None

Next Steps: Revise plans to address identified issues and resubmit for Conservation Commission review and Planning Board CUP.

Adjournment: J. Maxfield moved to adjourn the meeting at 11:32 am. Seconded by M. Speidel. Vote: U/A